

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Phyllis J. Sherman	Debtor(s)	
MIDFIRST BANK,	Movant	BK. NO. 17-11178 TPA
v.		CHAPTER 7
Phyllis J. Sherman	Respondent(s)	Related to Docket # 21
and		
Tamera Ochs Rothschild, Trustee	Additional Respondent	

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 16th day of January , 2018, upon Motion of MIDFIRST BANK, it is

ORDERED THAT: The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 124 North 2nd Street , Greenville, PA 16125 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

Pamela R. Gault
United States Bankruptcy Judge **vas**

Phyllis J. Sherman
124 North 2nd Street
Greenville, PA 16125

Ted Isoldi
P.O. Box 2
106 North Pitt Street
Mercer, PA 16137
tisoldi@zoominternet.net

Tamera Ochs Rothschild
318 West Spring Street
Titusville, PA 16354

KML Law Group, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
 Phyllis J. Sherman
 Debtor

Case No. 17-11178-TPA
 Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-1

User: mgut
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Jan 16, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 18, 2018.

db +Phyllis J. Sherman, 124 N. 2nd Street, Greenville, PA 16125-2427

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 18, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 16, 2018 at the address(es) listed below:

James Warmbrodt on behalf of Creditor MIDFIRST BANK bkgroup@kmllawgroup.com
 Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov
 Tamera Ochs Rothschild trothschild@gmx.com, pa70@ecfcbis.com
 Ted Isoldi on behalf of Debtor Phyllis J. Sherman tisoldi@zoominternet.net,
 r40612@notify.bestcase.com

TOTAL: 4